HomeTeam® INSPECTION SERVICE

HOME INSPECTION REPORT

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT & INSPECTIONS FAST REPORTS

WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

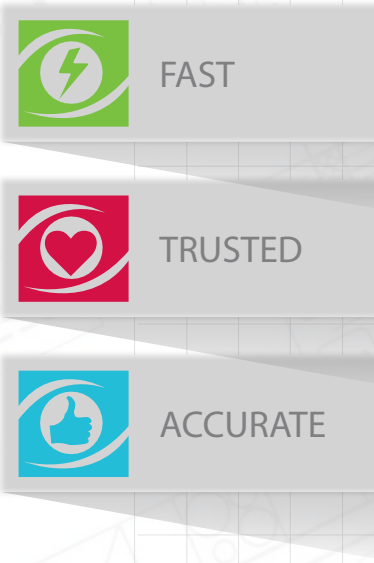
WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.



File Number: **1111**
Address of Inspection: **123 Anywhere St.**

20900 Kline Drive Clinton Township, MI 48038
(586) 783-9957
https://hometeam-warrenmichigan.com
sbrownborden@hometeam.com

Wednesday, July 3, 2024

John Doe
123 Anywhere St.
City, ST 12345

Dear John Doe,

On 7/3/2024 HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please feel free to call me at the above telephone number.

Sincerely,

Bill Sample
HomeTeam Inspection Service

File Number: **1111**
Address of Inspection: **123 Anywhere St.**

PREFACE:

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement, and is performed in compliance with the *Standards of Practice* and *Code of Ethics* of the *American Society of Home Inspectors*. (HomeInspector.org/Standards) The inspection and report will include those systems and components outlined within those Standards, unless otherwise noted in the Inspection Agreement

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. We will not render an opinion as to the condition of any systems or components of the structure that are concealed by walls, floors, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture or any other items stored in or on the property at the time of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek professional opinion as to any defects or concerns mentioned in the report. If the age, condition or operation of any system, structure or component of the property is of a concern to you, it is recommended that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

This inspection report includes a description of any **material defects** (*) noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the defects and any corrective action that should be taken. Any material defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be complete prior to the conclusion of the inspection contingency period. The Client warrants they will read the entire Inspection Report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the Inspection Report.

> * **Material Defect**: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

The majority of home inspections are performed on pre-existing structures. The age of these structures vary from just a few years to over 99 years old. Building techniques have changed dramatically over the years. These changes are what bring character to neighborhoods, and affect a buyer's decision to purchase one home over another. Therefore, the age and method of construction will affect the individual character of a home.

We will not determine the cause of any condition or deficiency, determine future conditions that may occur including the failure of systems and components or consequential damage or components or determine the operating costs of systems or components.

It is not uncommon to observe cracks or for cracks to occur in concrete slabs or exterior and interior walls. Cracks may be caused by curing of building materials, temperature variations and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is key to the prevention of initial cracks or cracks enlarging. This includes, but not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

File Number: **1111**
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GENERAL DESCRIPTION

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street.

A system or component has a material defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than $1,000. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute material, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

All conditions are reported as they existed at the time of the inspection.

Please review the contract for items that are not inspected by The HomeTeam.

It should be noted that historical houses have certain characteristics that all older houses have to some degree, foundations that are damp or wet, cracked basement floors, if windows are original not all will operate and will have broken ropes, floors and stairwells may not be level, etc.

The approximate temperature at the time of the inspection was 70-75 degrees Fahrenheit, and the weather was partly clear. The buyer and their agent were present at the time of the inspection. The utilities were on at the time of the inspection. The home, as reported by the Zillow was said to be built in 1928.

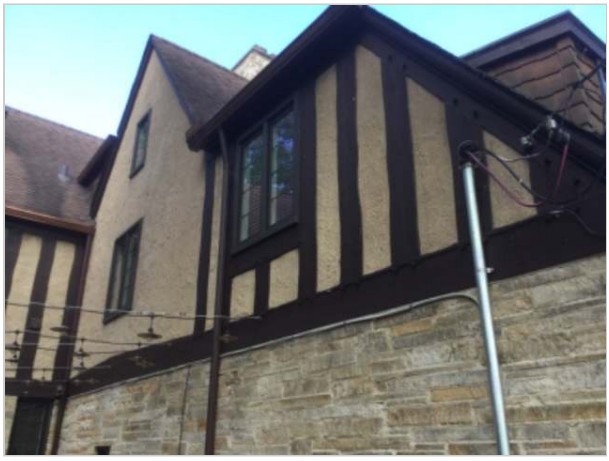
The inspected property consisted of a two story wood-framed structure with brick, stucco, and wood siding that was occupied at the time of the inspection. There were no material defects on the visible portions of the siding.

Section seven item (I) of the home inspection agreement specifically excludes the inspection of the exterior insulated finish system (EIFS). These systems are dependent on proper installation by certified contractors in strict accordance with the manufacturer's specifications. We cannot confirm that this installation conforms to all technical specifications. If there is any question on the condition of this finish system, you should consult with a contractor certified in EIFS

installation. All open voids should sealed. Previous repairs were noted.





The cedar shack needs to be weather treated on a regular bases to help prevent wood damage.

One or more cracks were noted on the brick veneer of the home. The cracks were located on the garage. The cracks appear to have been caused by settlement, are common and do not usually have any structural significance. No structural concern on the brick veneer was noted at the time of the inspection. All cracks should be monitored for significant changes in characteristics. Corrective action did not appear to be necessary. Consult with a qualified masonry contractor if the cracks change significantly or you desire another opinion on this condition.




All open mortar joints in the brickwork should be pointed and monitored.


Plant growth was observed against the home at the time of the inspection. Recommend removing this growth away from the siding to prevent possible damage including insect infestation.

The roof drainage system consisted of copper gutters and downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no material defects observed on the visible portions of the gutters or downspouts.

We could not determine where the gutters drained after entering the ground.

Some of the downspout (s) were draining at or too close to the base of the foundation. All roof drainage should be directed at least six feet from the base of the foundation.

File Number: **1111**
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LOT AND GRADE

The home was situated on a level lot. The general grade around the home appeared to be inadequate to direct rain water away from the foundation.

By improving the exterior grade so water flows away from the foundation will take pressure off the walls. Added pressure can cause leaks, cracks and foundation movement.

Ensure the window well drains stay clean. This will help prevent unwanted water entry into the home.

WALKWAY AND PORCHES

There was a crushed aggregate walkway leading to stamped concrete porch in the front of the home. Surface defects in walkways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were no material defects observed in the walkway or the porch.








Caulking or sealing of cracks and joints in the walkway will keep snow and ice from freezing in the open joints and prevent further damage.

The walkway trip hazards need to be removed for safety.

Seal any joints between the walkway , house and porch to prevent water from entering.

There was a concrete aggregate located in the back of the home. There were no material defects observed to the patio.

Seal any joints between the patio and home to prevent water from entering.

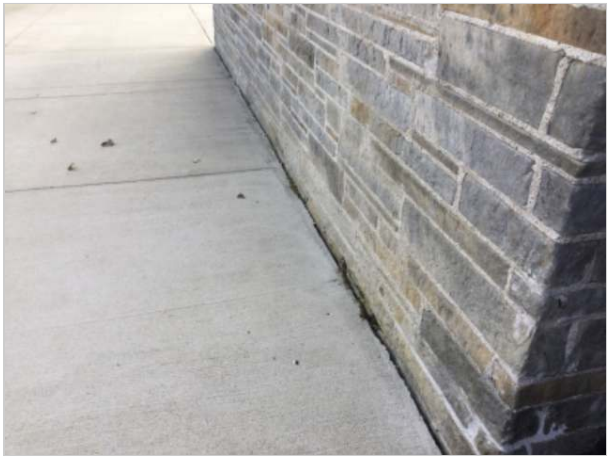
DRIVEWAY

There was a concrete driveway on the left side of the home which led to the attached garage. There were minor cracks and trip hazards noted on the driveway. Surface defects in driveways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were no material defects observed in the driveway.

Caulking or sealing of cracks and joints in the driveway will keep snow and ice from freezing in the open joints and prevent further damage.

The driveway trip hazards need to be removed for safety.

Seal any joints between the driveway and home to prevent water from entering.



GARAGE

The attached garage was designed for one car with access provided by one overhead-style door. The fire separation walls and ceiling were inspected and did appear to be adequate. The concrete garage floor was in good condition. There were no material defects observed in the garage.

The garage was cluttered with many stored items and/or shelves at the time of inspection, therefore several areas were unable to be inspected.

The Lift Master brand electric garage door opener was tested and found to be functional. The automatic safety reverse on the garage door was tested and found to be functional. The functionality of remote transmitters, keyless entry or other opening devices is not tested during the home inspection.

ROOF

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use.

The roof was a gable and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces, flashing, skylights and penetrations through the roof was performed from the ground level with the aid of binoculars. 100 percent of the roof was visible at the time of the inspection.

The age of the roof covering, as reported by the seller, was unknown. There were two layers of shingles on the roof at the time of the inspection. There was moderate curling and moderate surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the late second half of their useful life.

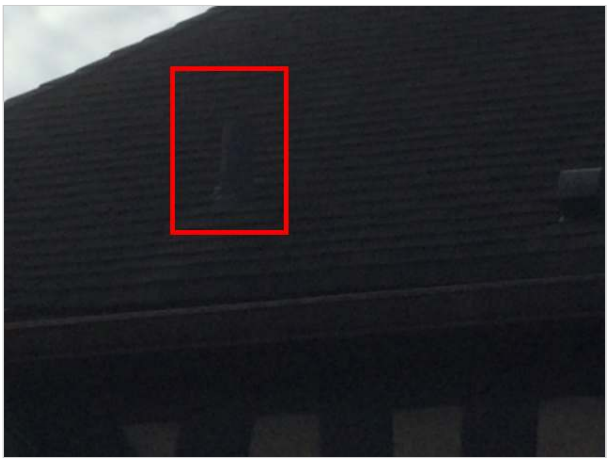
The wood soffit and fascia was inspected and was in fair condition. There were no material defects detected on the exterior of the roof.






Use a product called Wet & Forget to remove the moss and mildew buildup on the shingles

Install weather boots on soil stacks to direct snow, ice, sun and rain water away from the rubber boot which can leak from cracking.



Tree branches were hanging over, or making contact with the roof. The trees should be cut back away from the roof to avoid damage to the roofing material.

There were signs of moderate shingle wear at the time of the inspection. Fiberglass and the beginning signs of map cracking were noted. If this is a concern we recommend further evaluation by a licensed roofer.

One or more loose shingles were noted on the roof at the time of the inspection. Loose shingle tabs are not necessarily a sign of a roof leak. Consult with a qualified roofer to make repairs.

There were two chimneys. Observation of the chimneys exterior was made from the ground with the aid of binoculars. There were no material defects observed on the exterior.

The damaged chimney should be repaired or replaced.

A chimney cap with a spark arrest needs to be installed on the chimney.

ATTIC STRUCTURE

As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence of or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc. The inspection does not offer or imply an opinion or warranty as to the past, present or future possibility of roof, skylight, flashing or vent leaks.

The attic was accessed through a door and knee wall on the third floor door and knee wall.

The attic above the living space was insulated with batted insulation, approximately six-inches in depth. The attic ventilation appeared to be inadequate.

The roof structure consisted of two-inch by six-inch wood rafters spaced 16 inches on center and spaced sheathing.

There was no moisture visible in the attic space.

There were no material defects observed in the attic or roof structure.






As a future consideration, the addition / upgrade of attic insulation could help control heating and cooling costs. It is common today, for attics to contain up to 15-inches of insulation. The type of insulation including the inclusion of or absence of a vapor retarder, along with proper ventilation are important considerations. Consult with a qualified insulation contractor for recommendations. The addition of insulation should be considered a discretionary improvement

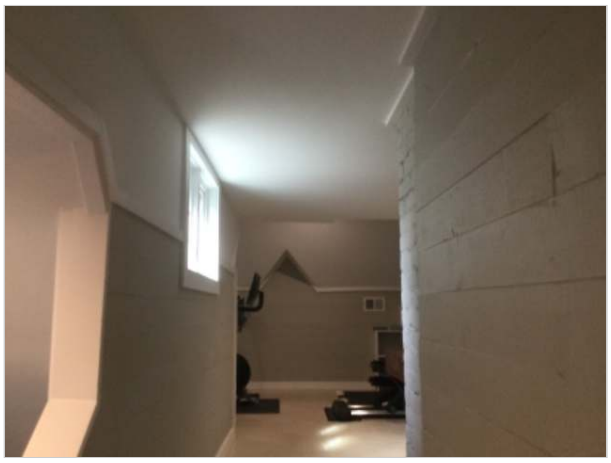
rather than a required repair.

Evidence of rodent activity was noted in the attic at the time of the inspection. We couldn't determine if this was active. Monitor for possible future pest control needs.

The attic did not appear to have adequate ventilation. There were no vents installed. Proper ventilation in the summer helps extend the life of asphalt / fiberglass roofing, as well as reducing radiated heat from the attic to the living space. Proper ventilation in the winter allows heat loss from the living area to exit the home, preventing the possibility of condensation forming in the attic, which could create mold conditions. Consult with a qualified roofer for further recommendations.

Insulation has been applied directly to the roof rafters in the attic storage areas. Insulation applied directly to the roof deprives the roof deck of proper ventilation and can cause the roof to overheat resulting in shortened roofing life. Additionally, condensation can form between the insulation causing damage to the roof deck. The insulation should be removed from the roof rafters. Walls adjacent to or below the attic spaces should be insulated.

There was limited access to the attic area at the time of the inspection. As a result, it was not possible to inspect the majority of the underside of the roof for signs of leaks, or to determine the type of roof construction. Special attention was paid to the visible finished ceiling surfaces for evidence of active leaks. There was no evidence of active leaks at the time of the inspection.



FOUNDATION

The foundation was constructed of brick. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were no material defects observed on the visible portions of the foundation.

There was Efflorescence on portions of the basement walls. This indicates water is entering the foundation walls. By improving the grade, keeping the gutters clean and having six foot downspout extensions on can help with this condition.

The block foundation has been painted. This may have hidden some deficiencies.

BASEMENT

The full basement was finished.

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. Please note that it is not within the scope of this inspection to determine or predict the amount or frequency of past or future water intrusion into the basement. HomeTeam will make its best effort in accordance with the ASHI Standards of Practice to determine, based solely on visible conditions at the time of the inspection, whether there is any evidence of ongoing water penetration in the property. You should use all available resources including the seller disclosure and information from the current owner to determine if any water issues exist. If you require a guarantee of a 100 percent dry basement, consult with a company specializing in water proofing.

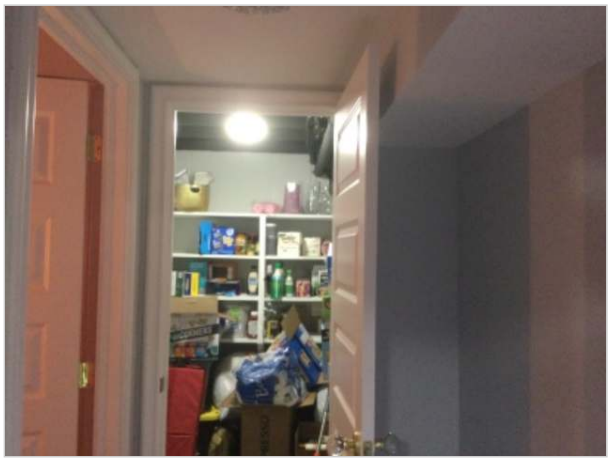
The concrete basement floor was in satisfactory condition. Minor cracks within any concrete slab are common and are most often due to shrinkage and settlement. Concrete floors are poured after the structure is built and serve no purpose with regard to structural support. There were no material defects observed in the basement.

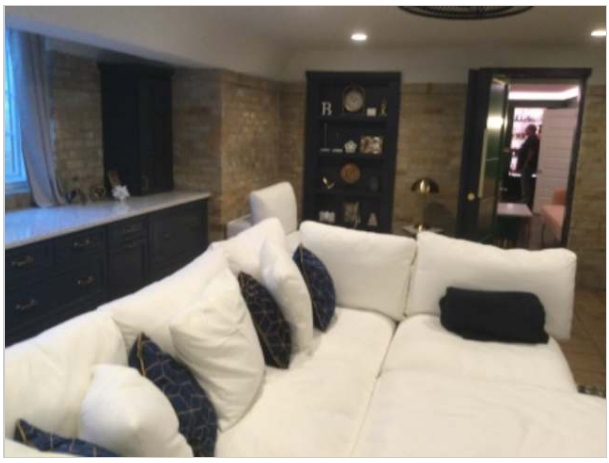
The basement stairway was inspected and there were no visual defects or visual safety concerns observed with the steps, stairways or handrails.

Evidence of rodent activity was noted in the basement at the time of the inspection. We couldn't determine if this was active. Monitor for possible future pest control needs.

The interior walls of the basement were finished; therefore, a complete inspection of the brick foundation was not possible. There were no material defects observed on the visible portions of the foundation.

The basement was cluttered with many stored items and/or shelves at the time of inspection, therefore several areas were unable to be inspected.





CRAWL SPACE

The crawl space was accessible at the time of the inspection. We will not enter any confined area which does not have at least 24-inches of unobstructed vertical clearance and at least 30-inches of unobstructed horizontal clearance. The crawl space access is located in the basement. One hundred percent of the crawlspace was visible. The visible area of the crawl space was dry at the time of the inspection.

The crawl space is not ventilated and a vapor retarder is not installed. The living space above the crawl space is insulated. There were no material defects noted in the crawl space.

If you insulate the rim joist pocket you could save up to 3% on your energy costs.

A complete vapor barrier should be installed in the crawl space to prevent moisture from entering.

We recommend insulating the walls and rim joist pocket in the crawl space.

FLOOR STRUCTURE

The visible floor structure consisted of an OSB subfloor, supported by two-inch by eight -inch wood joists spaced sixteen inches on center. There were no material defects observed in the visible portions of the floor structure.

Most of the basement ceiling was finished, which restricts a clear view of the floor joists. As a result, we were not able to see the entire floor structure during the inspection. Determining the presence of concealed defects is beyond the scope of the inspection.

The floor structure was painted. This may have hidden some deficiencies.

PLUMBING

The visible water supply lines throughout the home were copper pipe. The water was supplied by a public water supply. Water valves are not tested as part of the home inspection. Water valves that have not been operated for an extended period of time often leak after being operated. We would not be able to repair a leaking valve during the home inspection.

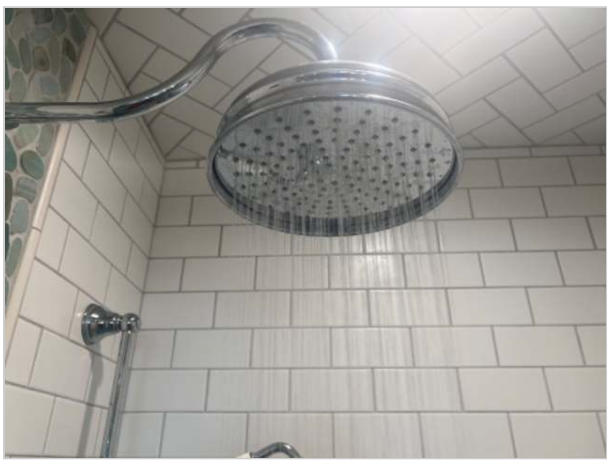
The visible waste lines consisted of cast iron and PVC pipe. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. The home was connected to a public sewer system. The under-floor drain lines are considered underground utilities and are specifically excluded from the inspection. The lines are not visible or accessible and their condition cannot be verified during a visual home inspection. Simply running water into floor drains will not verify the condition of the waste line infrastructure under the home. Consult with a qualified plumber for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the home.

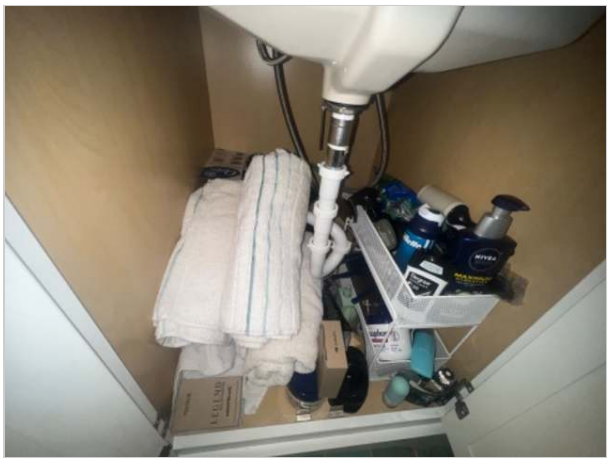
The main waste lines were corroded at the time of the inspection. Repairs may be necessary in the near future. If this is a concern, further evaluation should be conducted by a licensed plumber.

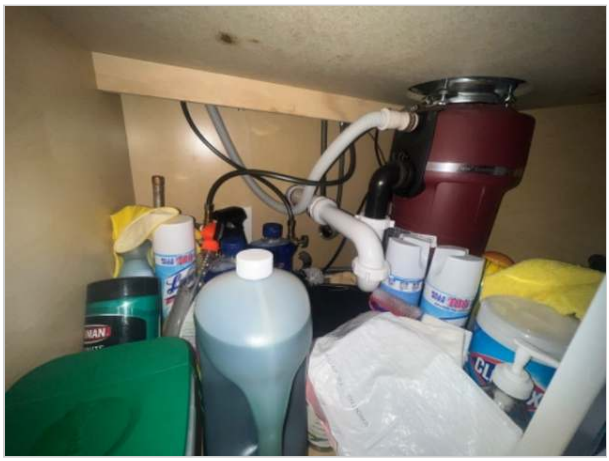
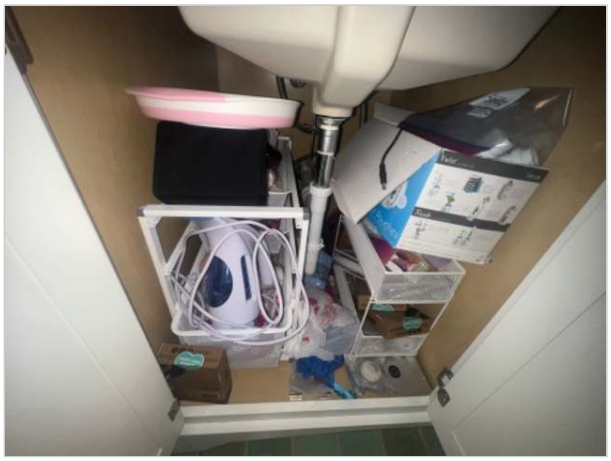
All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. Water pressure was tested at a faucet and found to be 50 to 60 pounds per square inch. This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent or intermittent plumbing issues may not be apparent during the testing period. There were no material defects observed in the visible portions of the plumbing system.





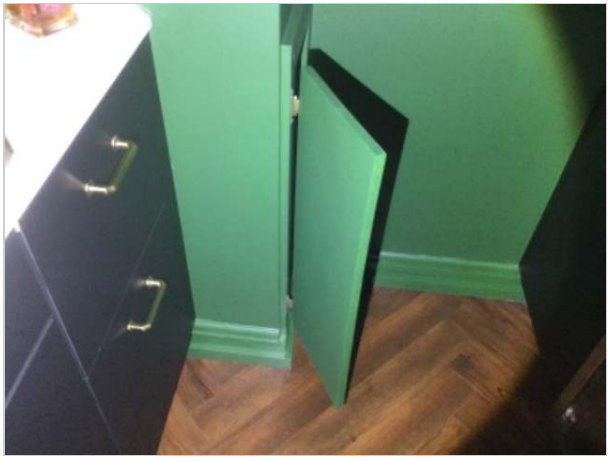



WATER METER

The water meter was located in the basement. The main water shutoff valve for the home was located adjacent to the water service entry point at the meter. Water shutoff valves are visually inspected only. No attempt is made to operate the main or any other water supply shutoff valves during the inspection. These valves are infrequently used and could leak after being operated. The only exception to this policy is made when the main water supply valve is off upon arrival at the inspection. Since it is the buyers right to have all utilities operable for the home inspection, we will attempt to turn the main water valve on for the inspection. The HomeTeam is not responsible for leaks caused by operating the valve.

Main Water Shutoff



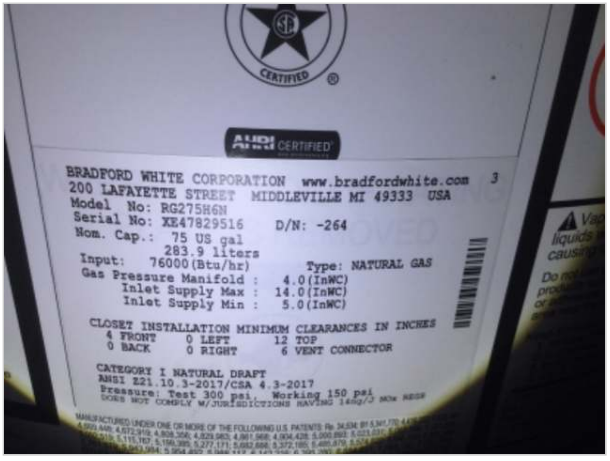
GAS METER

The gas meter was located on the front exterior wall. The main gas valve is usually located at the gas meter and requires a wrench to operate. There was no noticeable odor of gas detected at the time of the inspection.

The main shut off is covered by landscaping material. The area should be regraded so easy access to the gas valve is possible.

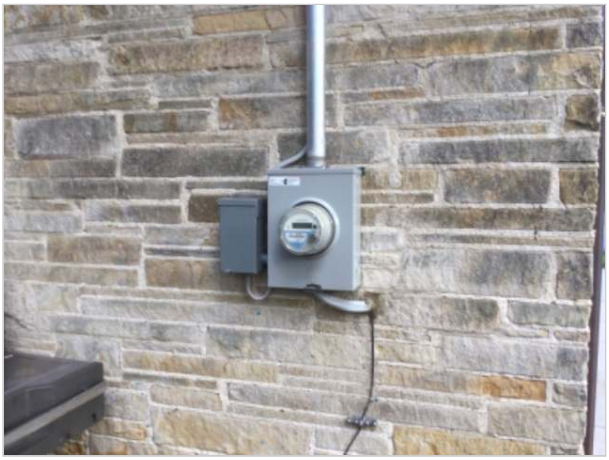
WATER HEATER

There was a 75 gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by Bradford White, Information on the water heater indicated that it was manufactured in 2021. The water heater was functional.



ELECTRIC SERVICE

The overhead electric service wire entered the home on the rear wall. The electric meter was located on the exterior wall. The service entrance cable consisted of stranded aluminum rated for 200 amps.



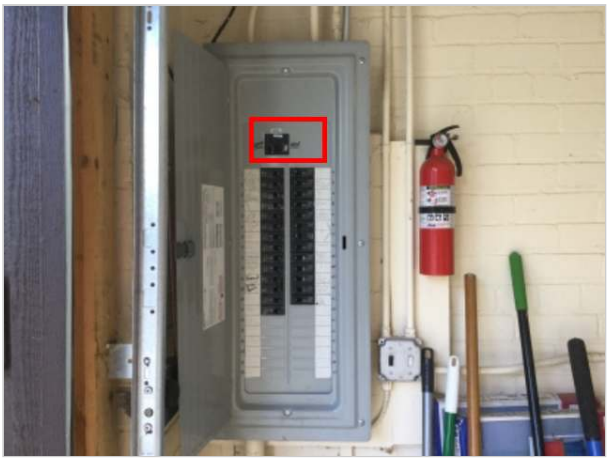
Keep all tree limbs cut off and away from the main electrical service drop.

The service wire entered a Siemens service panel, located on the garage wall with a 200 amp and 120/240 volt rated capacity. The main service disconnect switch was located in the main panel. The branch circuits within the panel were copper and aluminum in the 240 volt circuits. These branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched. The internal components of the service panel, i.e. main lugs, bus bars, etc were in fair condition.

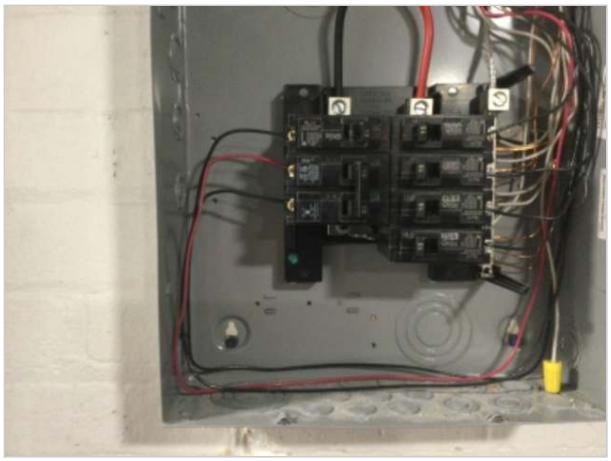
We were unable to open the electric box on the basement wall due to a striped screw. This box appears to be a junction

box but may be a sub panel.

Main Electrical Disconnect



An electric service sub-panel was located on the basement wall, and was manufactured by Siemens. The service disconnect switch for this panel was located in the main panel. The branch circuits within the panel were copper and aluminum in the 240 volt circuits. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible wiring consisted primarily of the Romex type and appeared to be in fair condition.



An electric service sub-panel was located second floor, and was manufactured by Siemens. The service disconnect switch for this panel was located in the main panel.

We could not view into the main electrical panel due to the the cover being sealed to the wall by paint.. Our inspection

was limited as we couldn't view the condition of the internal components and wiring.

An electric service sub-panel was located first floor, and was manufactured by Square D. The service disconnect switch for this panel was located in the main panel The branch circuits within the panel were copper and aluminum in the 240 volt circuits. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible wiring consisted primarily of the Romex type and appeared to be in fair condition.

The visible house wiring consisted primarily of the Romex type and appeared to be in fair condition. An electric service grounding system was installed. Service grounding requirements have changed many times over the years. The grounding system for a 30-year-old electric service is different from that of a 10-year-old service. The inspection does not attempt to verify that the grounding system or any other part of the electric service complies with current codes.

Evidence of amateur wiring was noted in the basement. Amateur wiring does not conform to standards methods and could be a safety concern. Consult with a qualified electrician for evaluation and repairs as required.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were tested. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. The installation of GFCI protected circuits and/or outlets located within six feet of water, on all kitchen counters, in unfinished basement areas, garage and the exterior of the home is a commonly accepted practice and required by many municipalities. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits in the home. The present and tested GFCIs were tested and found to be functional.

GFCI plugs need to be installed in the following locations for safety. The basement wet bar.

Kitchen

Kitchen

Kitchen

One or more three prong type outlets in the home tested as having an open ground. This means that the third prong, also known as the ground prong is not doing its job. This is usually caused by a missing ground connection at an electrical device in the circuit. This condition is usually easily correctable by an electrician. Open grounds in wet locations is considered a safety issue and should be corrected. Please note that we only test outlets that are visible and readily accessible at the time of the inspection.

Too attic floor

Two prong outlets were found in one or more locations in the home. At the time this home was constructed, two-prong outlets were the standard construction. Two-pronged outlets were not grounded (open-ground), and are considered to be outdated by today's standards. In many cases, the outlets can be easily upgraded to three-prong type. In cases where the outlets cannot be easily upgraded, the installation of GFCI's in kitchens, baths, garages, basements, outdoor receptacles, and any other high-risk areas, will increase the overall safety of the electrical system. A qualified electrician

should be consulted when working on or updating the electrical system in your home.






The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no material defects observed in the electrical system.

SMOKE ALARMS

There were smoke alarms found in the house. Property maintenance codes vary from area to area. Some municipalities require smoke alarms in every bedroom, while others only require them on each floor. Check with the local code enforcement officer for the requirements in your area. For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

The HomeTeam recommends installing a carbon monoxide detector as an additional safety device. The detector will alert the occupants of the home to the presence of dangerous carbon monoxide caused by a malfunctioning gas appliance.

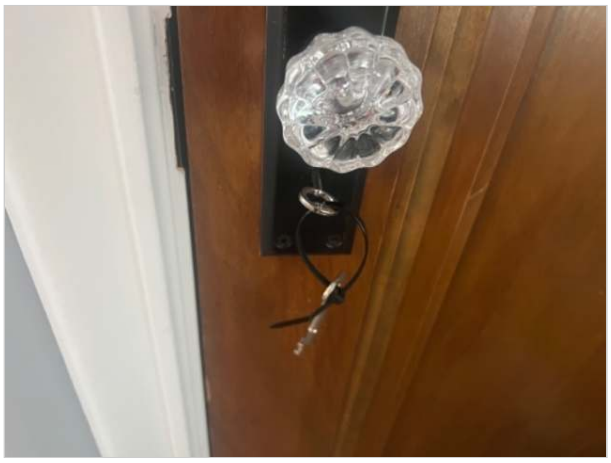
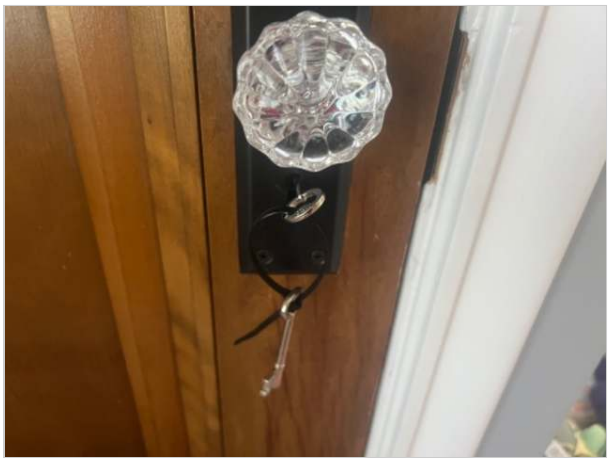
WINDOWS, DOORS, WALLS AND CEILINGS

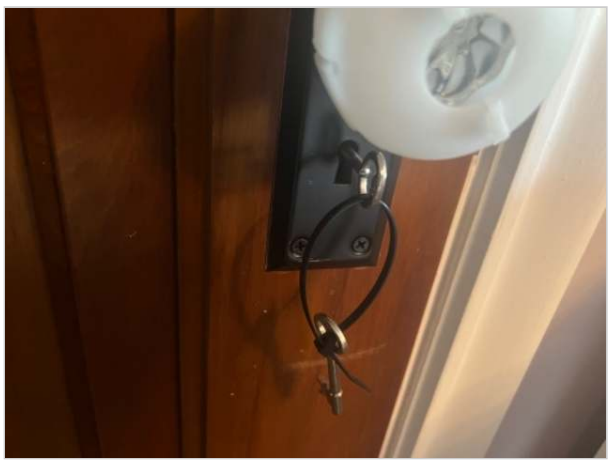
A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of Vinyl, wood and vinyl clad, casement and single-hung style, with insulated glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no material defects observed in the windows or doors.

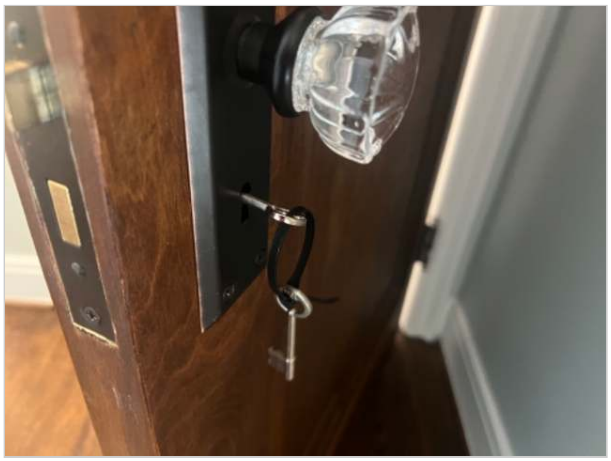
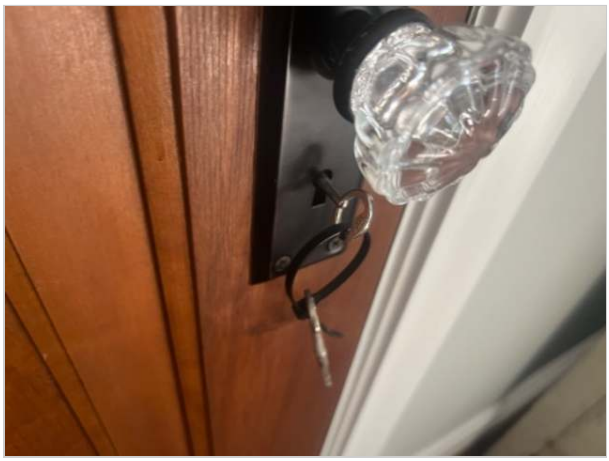
Cracked glass was noted on the Back sun room window(s). For safety and security all cracked and broken glass should be replaced.

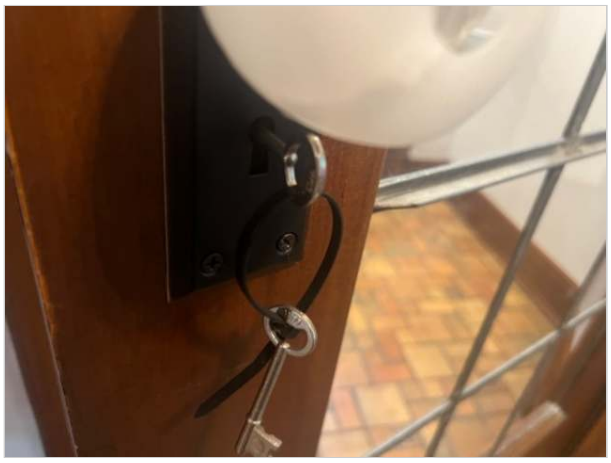
Water marks with no surface damage was noted on the windows The back sun room. The water marks appeared to be the result of previous leaks. Consult with a qualified contractor for evaluation and repairs as required.

We recommend replacing interior keyed deadbolt with a thumb turn for safety.



The interior wall and ceiling surfaces were finished with drywall, sheetrock, plaster and paneling . The interior wall and ceiling structure consisted of wood framing. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no material defects observed in the interior walls or ceilings.

LIVING AREA

The HomeTeam inspected the first floor for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, blinds, etc., are not addressed. There were no material defects observed on this floor.

KITCHEN

The visible portions of the kitchen cabinets and counter tops were in good condition. The appliances were turned on to check operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

The Thermador natural gas free standing range and oven was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The Thermador range hood was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

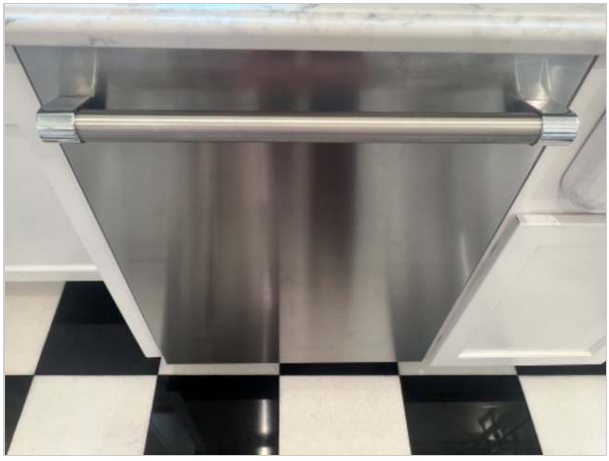
The Thermador refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The basement ice maker was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

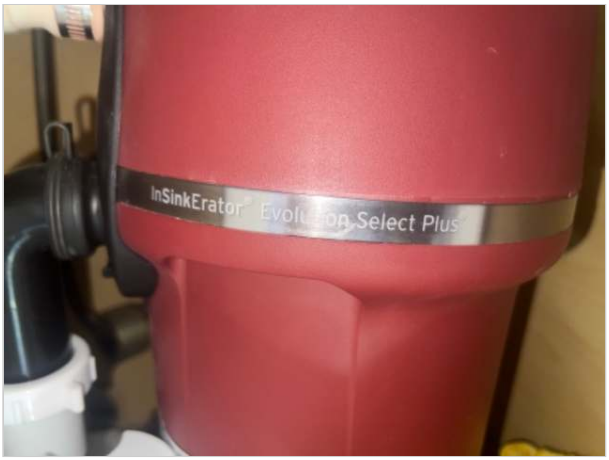
The basement refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The basement refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The Thermador dishwasher was tested and did appear to be functional.



The In-Sink-Erator disposal was inspected and did appear to be functional. The efficiency rating and chopping / grinding ability of the unit is not within the scope of the inspection.



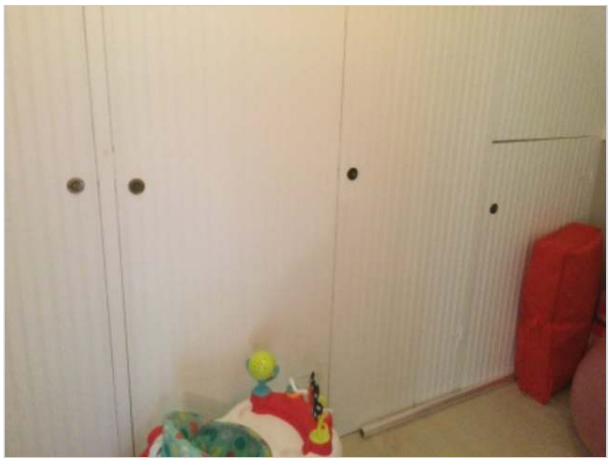
SECOND LEVEL

The second level of the home consisted of Four bedrooms, one master bathroom and two full bathrooms.. There were no material defects observed on the second level. The second floor stairway was inspected and there were no material defects or visual safety concerns observed with the steps, stairways or handrails.

THIRD LEVEL

There were no material defects observed on the third level. The third floor stairway was inspected and there were no material defects observed with the stairs.

The closet on the third level were locked. We were only able to open one of the closest due to the locks being difficult to operate.



FIREPLACE

There were two fireplaces in the home. The visual condition at the time of the inspection was as follows:

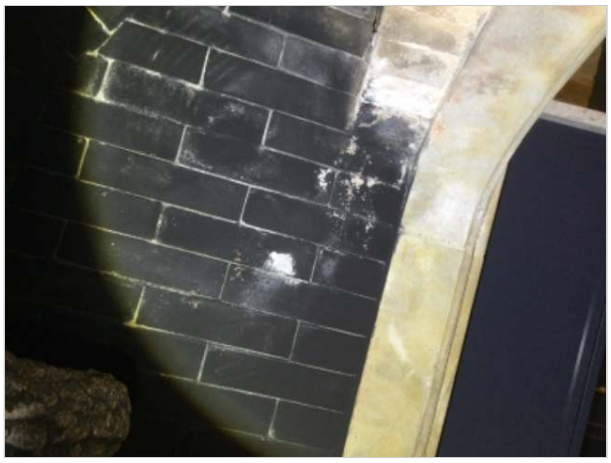
gas fireplace

An vented gas fireplace was located in family room. The unit was visually inspected and did appear to be functional. Many of these units are controlled by a wall mounted switch. Some operate by remote control, while others are controlled from the base of the unit. These units usually come with an instruction plate that is attached to the unit inside the control access panel. Be sure to read and understand the operating procedures prior to operating the unit. There were no material defects observed on the gas fireplace.

gas fireplace

An unvented gas fireplace was located in basement. The unit was visually inspected and did appear to be functional. Many of these units are controlled by a wall mounted switch. Some operate by remote control, while others are controlled from the base of the unit. These units usually come with an instruction plate that is attached to the unit inside the control access panel. Be sure to read and understand the operating procedures prior to operating the unit. There were no material defects observed on the gas fireplace.

Cracks were noted in the firebox of the fireplace located in the basement. The bricks and mortar inside the firebox are designed to act as a heat and spark shield and should be free of any voids. Efflorescence was also noted. Consult with a qualified, reputable chimney and fireplace service for evaluation and repair.



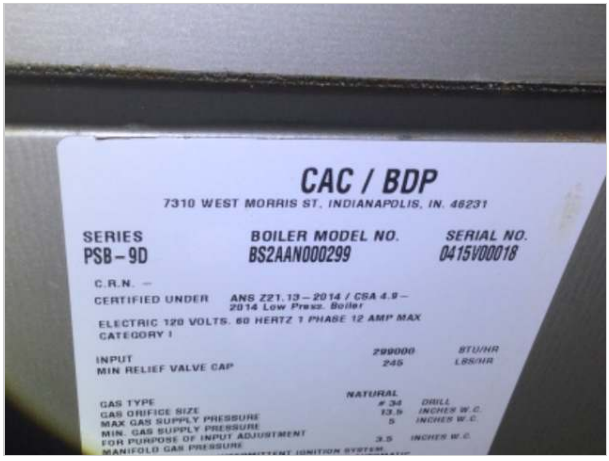
The owner states the fire place logs are vent less. We are unable to confirm that information. The flue is sealed with a metal cover. Recommend further evaluation by a fireplace specialist.

As with all elements of the home inspection, the fireplace inspection is not technically exhaustive. The inspection provides a general condition report only. The fireplace inspection does not include the interior of flues or chimneys, draft characteristics, chimney or firebox integrity or the adequacy of draft, airflow or makeup air. Consult with a qualified, reputable chimney and fireplace professional for a complete evaluation of the fireplace and chimney. For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and re-inspected as there may be hidden defects, not fully visible at the time of the inspection. The fireplace was not tested for operation or function.

HEATING SYSTEM

The heating system was inspected by HomeTeam. Periodic preventive maintenance is recommended to keep this unit in good working condition. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The results of our visual and operational inspection of the heating system is described below:

The home was heated by a Carrier natural gas boiler, which was manufactured five to ten years ago. The unit was located in the basement of the home.



Have the furnace cleaned and inspected.

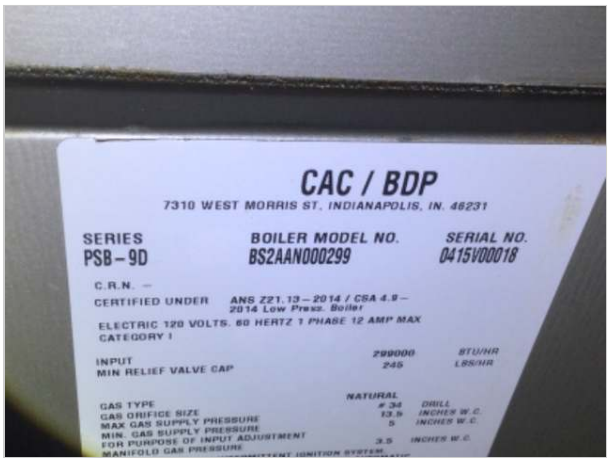
HEATING SYSTEM

The heating system was inspected by HomeTeam. Periodic preventive maintenance is recommended to keep this unit in good working condition. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The results of our visual and operational inspection of the heating system is described below:

The home was heated by a Carrier natural gas forced air furnace, which was manufactured five to ten years ago. The unit was located in the attic of the home.

Without removing the burners to gain complete access, and with the limited viewing area of the boiler sections, a thorough inspection is not possible.

The heating system was found to be functional. The boiler does not appear to have been recently serviced. It is recommended that the furnace be cleaned and serviced by a qualified contractor upon taking ownership of the property. The furnace should be serviced annually to maintain safe and efficient operation.



Examination of heating systems is mechanically limited since the unit cannot be dismantled to examine all of the interior components. Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible. The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection, draft test or buried fuel tank inspection.

Termination of HVAC condensate lines was raised above the floor drain or drain inlet. The condensate lines were trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system.

The galvanized steel venting system was adequate to exhaust the spent gases to the exterior of the home and was in fair condition. The heating system was found to be functional.

Trapped condensate line.

You may want to add an overflow alert system to the drip pan.

AIR CONDITIONING

The electric outdoor air conditioner condensing unit was a Carrier, The unit is located on the right side of the home. This unit was manufactured in 2016. Periodic preventive maintenance is recommended to keep this unit in good working condition. The forced air cooling system was tested and found to be functional. The home inspection does not include a heat-gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check or refrigerant evaluation.

The A/C exterior condenser coil needs to be cleaned.

AIR CONDITIONING

The electric outdoor air conditioner condensing unit was Daikin, The unit is located on the right side of the home. This unit was manufactured in 2002. Periodic preventive maintenance is recommended to keep this unit in good working condition. The forced air cooling system was tested and found to be functional. The home inspection does not include a heat-gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check or refrigerant evaluation.

This A/C unit has very limited life remaining due to the age.

There will be normal temperature variations from room to room and level to level, most noticeable between levels. Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers. Inspection of air and duct supply system for adequacy, efficiency, capacity or uniformity of the conditioned air to the various parts of the structure is beyond the scope of the home inspection.

The disposable filter should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

The boiler heating pipes in the basement were covered with a material that has the characteristics of asbestos. The material did appear to be damaged or deteriorating at the time of the inspection. It is advisable to avoid disturbing the substance prior to any testing. The only way to confirm the contents of the material is to have a sample tested by a qualified laboratory. If the substance is of any concern, a qualified asbestos testing firm should be contacted.

REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent or concealed problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We always miss some minor things: Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $200 problems; it is to find the $1000 problems. These are the things that affect people's decisions to purchase.

Contractor's advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

"Last man in" theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most recent advice is best: There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

Why didn't we see it?: Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem."
There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- **A long look;** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not insurance: In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

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SUMMARY:

This summary provides a simplified overview of the results of the Wednesday, July 3, 2024 inspection at 123 Anywhere St.*, Grosse Pointe Park, MI 48230. Be sure to read the full body of the inspection report; it contains much more detail about the property. Any additional evaluations we'verecommended must be performed prior to the conclusion of the inspection contingency period.*

Safety Concerns

- The driveway trip hazards need to be removed for safety.
- GFCI plugs need to be installed in the following locations for safety. The basement wet bar.
- The walkway trip hazards need to be removed for safety.
- We recommend replacing interior keyed deadbolt with a thumb turn for safety.

Minor Defects

- By improving the exterior grade so water flows away from the foundation will take pressure off the walls. Added pressure can cause leaks, cracks and foundation movement.
- Caulking or sealing of cracks and joints in the driveway will keep snow and ice from freezing in the open joints and prevent further damage.
- Cracked glass was noted on the Back sun room window(s). For safety and security all cracked and broken glass should be replaced.
- There was Efflorescence on portions of the basement walls. This indicates water is entering the foundation walls. By improving the grade, keeping the gutters clean and having six foot downspout extensions on can help with this condition.
- Evidence of amateur wiring was noted in the basement. Amateur wiring does not conform to standards methods and could be a safety concern. Consult with a qualified electrician for evaluation and repairs as required.
- The main waste lines were corroded at the time of the inspection. Repairs may be necessary in the near future. If this is a concern, further evaluation should be conducted by a licensed plumber.
- If you insulate the rim joist pocket you could save up to 3% on your energy costs.
- A complete vapor barrier should be installed in the crawl space to prevent moisture from entering.
- We recommend insulating the walls and rim joist pocket in the crawl space
- The boiler heating pipes in the basement were covered with a material that has the characteristics of asbestos. The material did appear to be damaged or deteriorating at the time of the inspection. It is advisable to avoid disturbing the substance prior to any testing. The only way to confirm the contents of the material is to have a sample tested by a qualified laboratory. If the substance is of any concern, a qualified asbestos testing firm should be contacted.
- One or more three prong type outlets in the home tested as having an open ground. This means that the third prong, also known as the ground prong is not doing its job. This is usually caused by a missing ground connection at an electrical device in the circuit. This condition is usually easily correctable by an electrician. Open grounds in wet locations is considered a safety issue and should be corrected. Please note that we only test outlets that are visible and readily accessible at the time of the inspection.
- Two prong outlets were found in one or more locations in the home. At the time this home was constructed, two-prong outlets were the standard construction. Two-pronged outlets were not grounded (open-ground), and are considered to be outdated by today's standards. In many cases, the outlets can be easily upgraded to three-prong type. In cases where the outlets cannot be easily upgraded, the installation of GFCI's in kitchens, baths, garages, basements, outdoor receptacles, and any other high-risk areas, will increase the overall safety of the electrical system. A qualified electrician should be consulted when working on or updating the electrical system in your home.
- Cracks were noted in the firebox of the fireplace located in the basement. The bricks and mortar inside the firebox are designed to act as a heat and spark shield and should be free of any voids. Efflorescence was also noted. Consult with a qualified, reputable chimney and fireplace service for evaluation and repair.
- Evidence of rodent activity was noted in the basement at the time of the inspection. We couldn't determine if this was active. Monitor for possible future pest control needs.
- Evidence of rodent activity was noted in the attic at the time of the inspection. We couldn't determine if this was active. Monitor for possible future pest control needs.

- The attic did not appear to have adequate ventilation. There were no vents installed. Proper ventilation in the summer helps extend the life of asphalt / fiberglass roofing, as well as reducing radiated heat from the attic to the living space. Proper ventilation in the winter allows heat loss from the living area to exit the home, preventing the possibility of condensation forming in the attic, which could create mold conditions. Consult with a qualified roofer for further recommendations.
- Caulking or sealing of cracks and joints in the walkway will keep snow and ice from freezing in the open joints and prevent further damage.
- Water marks with no surface damage was noted on the windows The back sun room. The water marks appeared to be the result of previous leaks. Consult with a qualified contractor for evaluation and repairs as required.
- Seal any joints between the walkway , house and porch to prevent water from entering.
- Some of the downspout (s) were draining at or too close to the base of the foundation. All roof drainage should be directed at least six feet from the base of the foundation.
- Install weather boots on soil stacks to direct snow, ice, sun and rain water away from the rubber boot which can leak from cracking.
- There were signs of moderate shingle wear at the time of the inspection. Fiberglass and the beginning signs of map cracking were noted. If this is a concern we recommend further evaluation by a licensed roofer.
- One or more loose shingles were noted on the roof at the time of the inspection. Loose shingle tabs are not necessarily a sign of a roof leak. Consult with a qualified roofer to make repairs.
- Seal any joints between the patio and home to prevent water from entering.
- Seal any joints between the driveway and home to prevent water from entering.
- One or more cracks were noted on the brick veneer of the home. The cracks were located on the garage. The cracks appear to have been caused by settlement, are common and do not usually have any structural significance. No structural concern on the brick veneer was noted at the time of the inspection. All cracks should be monitored for significant changes in characteristics. Corrective action did not appear to be necessary. Consult with a qualified masonry contractor if the cracks change significantly or you desire another opinion on this condition.
- All open mortar joints in the brickwork should be pointed and monitored.
- A chimney cap with a spark arrest needs to be installed on the chimney.
- The damaged chimney should be repaired or replaced.
- The main shut off is covered by landscaping material. The area should be regraded so easy access to the gas valve is possible.

Maintenance Items

- Use a product called Wet & Forget to remove the moss and mildew buildup on the shingles
- Have the furnace cleaned and inspected.
- The A/C exterior condenser coil needs to be cleaned.
- Tree branches were hanging over, or making contact with the roof. The trees should be cut back away from the roof to avoid damage to the roofing material.
- Keep all tree limbs cut off and away from the main electrical service drop.
- Plant growth was observed against the home at the time of the inspection. Recommend removing this growth away from the siding to prevent possible damage including insect infestation.

Informational

- The garage was cluttered with many stored items and/or shelves at the time of inspection, therefore several areas were unable to be inspected.
- We were unable to open the electric box on the basement wall due to a striped screw. This box appears to be a junction box but may be a sub panel.
- Section seven item (I) of the home inspection agreement specifically excludes the inspection of the exterior insulated finish system (EIFS). These systems are dependent on proper installation by certified contractors in strict accordance with the manufacturer's specifications. We cannot confirm that this installation conforms to all technical specifications. If there is any question on the condition of this finish system, you should consult with a contractor certified in EIFS installation. All open voids should sealed. Previous repairs were noted.
- The basement was cluttered with many stored items and/or shelves at the time of inspection, therefore several areas were unable to be inspected. If cracks or rod tie holes are present we recommend sealing to prevent water intrusion.
- The block foundation has been painted. This may have hidden some deficiencies

- The owner states the fire place logs are vent less. We are unable to confirm that information. The flue is sealed with a metal cover. Recommend further evaluation by a fireplace specialist.
- Most of the basement ceiling was finished, which restricts a clear view of the floor joists. As a result, we were not able to see the entire floor structure during the inspection. Determining the presence of concealed defects is beyond the scope of the inspection.
- The floor structure was painted. This may have hidden some deficiencies.
- As a future consideration, the addition / upgrade of attic insulation could help control heating and cooling costs. It is common today, for attics to contain up to 15-inches of insulation. The type of insulation including the inclusion of or absence of a vapor retarder, along with proper ventilation are important considerations. Consult with a qualified insulation contractor for recommendations. The addition of insulation should be considered a discretionary improvement rather than a required repair.
- Insulation has been applied directly to the roof rafters in the attic storage areas. Insulation applied directly to the roof deprives the roof deck of proper ventilation and can cause the roof to overheat resulting in shortened roofing life. Additionally, condensation can form between the insulation causing damage to the roof deck. The insulation should be removed from the roof rafters. Walls adjacent to or below the attic spaces should be insulated.
- You may want to add an overflow alert system to the drip pan.
- There was limited access to the attic area at the time of the inspection. As a result, it was not possible to inspect the majority of the underside of the roof for signs of leaks, or to determine the type of roof construction. Special attention was paid to the visible finished ceiling surfaces for evidence of active leaks. There was no evidence of active leaks at the time of the inspection.
- The closet on the third level were locked. We were only able to open one of the closest due to the locks being difficult to operate.
- We could not view into the main electrical panel due to the the cover being sealed to the wall by paint.. Our inspection was limited as we couldn't view the condition of the internal components and wiring.
- We could not determine where the gutters drained after entering the ground.
- Ensure the window well drains stay clean. This will help prevent unwanted water entry into the home.